

## Lynden Municipal Code Amendment 2022

### Accommodating a Mixed-Use Centers Overlay and other housekeeping items.

#### Summary of Proposed Changes as of **April 20, 2022**

##### 19.11.020 Zones designated – Essential use, maximum coverage, and density.

- Reduce maximum density of RM-4 designation as Mixed-Use Centers will accommodate this type of density.
- Delete reference to Senior Overlay as this was not adopted into the Pepin Creek Sub-Area.
- Add the Mixed-Use Centers Overlay as a zone.

##### 19.17 RM Multi-family Building Zones

- Reduce maximum density of RM-4 designation.
- Delete reference to Senior Overlay.
- Add reference to RM-PC. A zoning category that already exists.
- Secondary permitted uses updated to reflect State law allowing up to 8 individuals in a residential care home rather than 6.
- Adjust setbacks on RM developments to recognize that a multi building complex has variable “fronts”, “sides”, and “rear”.
- Reduce maximum units per building in the RM-4 zoning category as buildings of this scale are unusual and if constructed, would be done in the Mixed-Use Overlay.
- **Add requirements to provide residential amenities to multi-family developments of 8 or more units.**

##### 19.19 MH Manufactured Home Zone

- Revise to limit development here to manufactured homes (to promote affordability).
- Allow for greater densities within an MH zone by reducing lot size.

##### 19.22 Residential Design Standards

- General clarifications that are useful in the implementation of this section.
- **Remove requirement for a minimum roof pitch.**

##### 19.23 Commercial Zoning

- **Addition of the Mixed-Use Centers Overlay and associated provisions.**
- Permitted uses refined to include those permitted within Mixed-Use Centers
- Clarifications made to design review process.
- Projections into the right-of-way revised to be consistent with the IBC
- Special provisions for big box stores (existing code) also applied to mixed-use centers.

#### 19.29 Planned Residential Development Overlay

- Reference to an MPRD was deleted throughout the code. The difference between an MPRD and a PRD was negligible and confusing to applicants. (Typically every “PRD” in the city is actually an MPRD per the existing code).
- Removed definition of Gross Land Area as it was actually describing a net land area.
- Noted that accessory commercial uses can be included (i.e. Hfit in the Homestead PRD)
- Increased parking requirements.
- Removed perimeter setback as this required combined with building setback requirements was often confusing. This can be (and typically is) addressed on a site specific basis.
- Clarification regarding the approval of the final development contract and the proposed CCRs.

#### 19.45 Design Review

- Clarification on when Design Review is required.
- Shifting the European / Dutch themed architectural requirements to only the HBD rather than city-wide.
- Recognizing an administrative design review - this gives staff the ability to use the design guidelines during the review of a building permit.

#### 19.51 Off-Street Parking

- Removed the parking requirement reduction for multi-family developments with greater than 25 units
- Multi-family units with more than 2 bedrooms would require 1 space / bedroom. If it can be shown that there is off street parking available this could be reduced to 2 per unit regardless of number of bedrooms.
- Removed the “senior” parking incentive – update will be 2 per unit regardless of age restrictions. Assisted living institutions are treated differently.
- Removed parking reduction options for Low Impact Development (LID)
- The required handicap parking spots would not count toward the total residential development requirement.
- Reworked the shared parking standards for clarification – the update would put the onus on the applicant (through a parking study and development agreement) to show how the shared agreement will work.
- Reduced the standard parking stall size to 9 x 19, removed the compact standard so there is just one parking stall size.
- Expanded the downtown area to include the area between Judson Alley and Grover St. There are specific parking standards for this area with the intent to incentivize redevelopment in this area.

### 19.63 Fence Permits and Requirements

- Remove reference to the Board of Adjustment
- Revise commercial fence standards to prevent 12 foot chain link fencing on CSL and CSR properties.